

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																				
Exterior Wall	30	VINYL 90	0800	02	2,574	126.9400	114.25	294,080	2019	2019	0	0	0	10.00	90.00	Tax Group: 6	Tax Dist:																		
Exterior Wall	10	ABOVE AVG 10	1 M/H 94+ 100% - 2024												Heated Area: 2520 HX Base Yr 2024																				
Roof Structur	03	GABLE/HIP 100														BUILDING MARKET VALUE										285,117									
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE										0									
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET										86,500									
Interior Floo	08	SHT VINYL 70														TOTAL MARKET VALUE										371,617									
Interior Floo	14	CARPET 30														SOH/AGL Deduction										96,359									
Air Condition	03	CENTRAL 100														ASSESSED VALUE										275,258									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE										HX HB 51,411									
Bedrooms	4	100														BASE TAXABLE VALUE										223,847									
Bathrooms	2	100														TOTAL JUST VALUE										371,617									
Frame	02	WOOD FRAME 100														NCON VALUE										0									
Stories	1.	1. 100	INCOME VALUE																																
Units	0	100	PREVIOUS YEAR MKT VALUE										355,748																						
Quality		04	Quality Level 04																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA													08																			
NEIGHBORHOOD/LOC		8001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,520	100	2019	2,520	259,119																														
FOP	180	30	2019	54	5,553																														
TOTALS		2,700		2,574	264,672																														
EXTRA FEATURES					44233 KNOTTS LDG, CALLAHAN																														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																		
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	100	0007	OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	50,000.00	50,000.00	86,500																		
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 1.73		Total Land Value: 86,500		Market: 0		Agricultural: 0		Common: 86,500		PRINTED 07/09/2026 BY SYS																					

[illegible]